

**April 22, 2008**

Vice Chairman Bagi called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, April 22<sup>nd</sup>, 2008 at 7:30 p.m. Other Board members in attendance included: Adam Blake, David Watkins, Robert Himes, Rodney Kidwell, and Mark Mabelitini. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Lindsay Eberly, Joanna Wynkoop, Erica Zimmerman, Ashley Sharp, Rex Spenser, Molly Spenser, Kirsten Linsenmeyer, and Nicholas Hoover.

Absence

Mr. Blake **moved to excuse Mrs. Wert from the meeting**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, Bagi, Himes, Watkins, and Kidwell. Nays: None.

Minutes

Vice Chairman Bagi asked for discussion. There being none, Mr. Mabelitini **moved to approve the March 25, 2008, meeting minutes as written**, seconded by Mr. Watkins. **Motion carried.** Ayes: Mabelitini, Watkins, Blake, Himes, Bagi, and Kidwell. Nays: None.

Chairman Bagi explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had ten days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

Citizens Comments Not on the Agenda

There was none.

New Business

**A. Rex Spenser – 20 W. Main Street, Pt. IL 34** – Applicant requests Restoration Board approval for the painting of the existing white block on the eastern façade of the building.

**Present Zoning district:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Section(s):** §154.052(H)(1)(b)

Mr. Spring stated that the applicant requested Restoration Board approval for the painting of the existing white block on the eastern façade of the building located at 20 W. Main Street, which was the current location of Midwest Memories.

In association with the “Windows on Tippecanoe” art festival, the applicant requested a Certificate of Appropriateness to paint the existing white cinder block on the southern half of the eastern facade of the building to a color that would

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match the existing brick on the northern half of the eastern facade. The color proposed was "copper mine." A sample card of the paint color was provided for Board Member review. The applicant had indicated that it was hoped that repainting would provide a consistent "brick colored" background that would provide a neutral "canvas" for the "Windows on Tippecanoe" display.

Mr. Spring provided an excerpt from the Guidelines Booklet for Exterior Paint Color, for the Board Members in their staff reports for their review.

Mr. Spring noted that a sample card of the proposed colors was presented it to the Board for their review.

Mr. Spring stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Rex Spenser, 20 W. Main Street, stated that the idea was to make the cement block as close to the color of the existing brick that was added on to the brick portion. Mr. Spenser stated that the art display would also stand out more against the darker background.

Mr. Blake stated that he would abstain himself from the vote due to the fact that he serves on the Board of the Downtown Tipp City Partnership which was one of the sponsors of the event.

Mr. Mabelitini also would abstain from the vote for he served on the Downtown Tipp City Partnership Board.

Vice Chairman Bagi asked for further discussion. There being none, Mr. Himes **moved to approve the application as submitted**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Himes, Kidwell, Bagi, and Watkins. Nays: None. Mr. Mabelitini and Mr. Blake abstained from the vote.

**B. Nicholas & Andrea Hoover – Coldwater Café – 19 E. Main Street - Pt. II 26 and Inlot 43** – The applicants request Restoration Board approval for the following renovations for the property:

1. Change the awning color from black to "Marine Blue".
2. To eliminate the use of "Dryvit" on the exterior façade.
3. To paint the brick utilizing the colors previously approved by the Restoration Board on September 19, 2007.

**Present Zoning district:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Section(s):** §154.052(L)A.

Mr. Spring stated that the applicant requested Restoration Board approval for the following renovations for the property located at 19 E. Main Street. Staff noted that

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the proposed renovations were modifications to the original plan previously approved by the restoration Board on September 19, 2007.

- To change the awning color from black to "Marine Blue"
- To eliminate the use of "Dryvit" on the exterior façade, and rather
- To paint the brick utilizing the colors previously approved by the Restoration Board on September 19, 2007

Mr. Spring noted that this request was proposed in conjunction with the relocation of the Coldwater Café from its current location at 35 E. Main Street to this new location which was where the old Fifth/Third Bank was previously located.

Mr. Spring provided an excerpt from the Guidelines Booklet for Awnings and Exterior Paint for the Board Members in their staff reports for their review.

Mr. Spring stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Nicholas Hoover, 565 Stonecress Drive, after speaking with a historian it was noted that dryvit would never be allowed in an historical district. Mr. Hoover decided to paint the brick in lieu of the placement of dryvit.

Board Members found that the painting did not include the second floor and the color was tan as originally proposed in September.

Vice Chairman Bagi asked for further discussion. There being none, Mr. Blake **moved to approve the application as submitted**, seconded by Mr. Himes. **Motion carried.** Ayes: Blake, Himes, Bagi, Watkins, Mabelitini, and Kidwell. Nays: None.

#### Old Business

There was none.

#### Miscellaneous

There was none.

#### Adjournment

Vice Chairman Bagi asked for further discussion or comments. There being none, Mr. Blake **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 7:43 p.m.

APPROVED: \_\_\_\_\_  
Vice Chairman Bagi

ATTEST: \_\_\_\_\_  
Mrs. Kimberly Patterson - Board Secretary